

The Planning Commission for the City of Junction City met on Tuesday, October 16, 2012, at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

PRESENT WERE: Commissioners, Brad Lemhouse (Chair), Jeff Haag, Jenna Wheeler, Karen Leach, Sandra Dunn and Jason Thiesfeld; Planning Commission Alternate, Patricia Phelan; Planner, Stacy Clauson; and Planning Secretary, Tere Andrews;
ABSENT: Planning Commissioner, Donna Bernardy

I. OPEN MEETING AND REVIEW AGENDA

Chair Lemhouse opened the meeting at 6:30 pm and reviewed the agenda.

II. PUBLIC COMMENTS (FOR ITEMS NOT ALREADY ON THE AGENDA)

There were none.

III. APPROVAL OF MINUTES

● **AUGUST 29, 2012**

Motion: Commissioner Thiesfeld made a motion to approve the August 29, 2012 minutes as written. The motion was seconded by Commissioner Wheeler.

Vote: 7:0:0

Chair Lemhouse, Commissioners, Haag, Leach, Thiesfeld, Wheeler, Phelan and Dunn voted in favor.

● **SEPTEMBER 18, 2012**

Motion: Commissioner Wheeler made a motion to approve the September 18, 2012 minutes as written. The motion was seconded by Commissioner Leach.

Vote: 7:0:0

Chair Lemhouse, Commissioners, Haag, Leach, Thiesfeld, Wheeler, Phelan and Dunn voted in favor.

IV. PLANNING COMMISSION VACANCIES – UPDATE

Planner Clauson reviewed the recommendations made at the September 18, 2012 Planning Commission meeting. The recommendations would be forwarded to the City Council at their October 23, 2012 meeting. An additional application was received after the September 18th meeting. She asked the Commission if they wanted to consider the application for the vacant Planning Alternate position.

Consensus: The consensus of the planning commission was to meet the applicant at their November 20, 2012 meeting. Planner Clauson would invite the applicant to attend the meeting.

V. CHICKENS AND BEES IN THE CITY LIMITS

The Commission began with a discussion of urban chickens. Planner Clauson said the intent was to draft an ordinance and with that gather public feedback. Her questions for the Planning Commission were:

- The number of chickens (hens) allowed

- Minimum lot size requirements

- Setback requirements

- Permit/license needed

The general range for the number of chickens permitted in other Oregon cities was two (2) to five (5) hens. Many cities prohibited roosters. There was general consensus to allow up to five (5) hens. Planner Clauson suggested the number could be based on the lot size as some other jurisdictions had done.

Commissioners felt regulations specific to urban chickens would be too staff intensive. Concerns could be addressed on a complaint basis through the nuisance ordinance.

Setbacks were discussed in two (2) ways, measured from the property lines and/or setbacks from adjoining homes. Many communities had setbacks of 10 to 15 feet.

Consensus: Urban chickens would be allowed for single-family dwellings in the R1 and R2 zoning districts only.

Consensus: Up to five (5) hens per single family home. No rooster to be allowed.

Consensus: The recommendation was not to require a permit.

Consensus: The recommendation for chicken coops and runs was to require a six (6) foot side yard setback or 12 feet to the adjoining homes, whichever was greater. A setback of five (5) feet for back yards was recommended. No setback was recommended for a property line abutting an alley.

Consensus: A chicken 'facility' was defined as a covered and enclosed chicken run and coop.

Consensus: The recommendation was to use the guidelines contained in attachment 9 of the Planning Commission packet.

Prohibitions #3 (Attachment 9) add 'for Commercial sales' to the sentence, "...slaughtered or killed in the city for commercial sales...".

Urban Beekeeping

In other cities there was a range of two (2) to four (4) colonies. Commissioners liked the idea of notification to adjoining properties and a requirement for education. Fencing or fly-way zones should be required to guide the bees away from neighboring homes.

The City of Hillsboro required a 10-foot setback or if there was not a fence a 15-foot setback.

Citizen concerns should be addressed on a complaint basis through the nuisance ordinance.

Planner Clauson asked if the Commission wanted to see a similar list as that of Attachment 9 for urban chickens.

Consensus: Two (2) to four (4) colonies

Consensus: noticing of all neighbors within 150 feet from the property lines of the property on which the colonies would be located. The noticing would be recorded with the city.

Consensus: Require education for beekeepers within city limits.

Consensus: Six (6) foot Fly-way barrier was recommended

Consensus: A 10-foot setback was recommended.

Consensus: Include beekeeper resources on the city website

Planner Clauson would bring back draft regulations to the Planning Commission at their next meeting.

VI. PLANNING ACTIVITY REPORT

Planner Clauson reviewed the Planning Activity Report. The study session and hearings with Lane County for the comprehensive plan amendments would be held on December 4, 2012. Confirmation of the date and time should be available very soon.

VII. FUTURE AGENDA ITEMS

There were none discussed.

VIII. COMMISSIONER COMMENTS

There were none.

IX. ADJOURNMENT

Motion: Commissioner Wheeler made a motion to adjourn the meeting. The motion was seconded by Commissioner Leach.

Vote: 7:0:0

Chair Lemhouse, Commissioners, Haag, Leach, Thiesfeld, Wheeler, Phelan and Dunn voted in favor.

The meeting was adjourned at 8:19p.m.

The next regularly scheduled Planning Commission meeting would be Tuesday, November 20, 2012 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Secretary

Brad Lemhouse, Chair